

Vesting Tentative Tract Map Application
Minor Modification Director Review Application

VESTING TENTATIVE TRACT MAP APPLICATION:

- New Vesting TTM necessary because TTM has expired
- 10-LOT subdivision per the approved 2014 Rock Creek Ranch Specific Plan
Minor Modification of the lot lines and land divisions
Follows the general intent of the RCR SP
- 2900 feet length, two 15 feet wide lanes- with 3 feet rock lined drainage
"Request for Exception" CalFire approved
All mitigation requests met required by CalFire
- Existing, New, Proposed and Pending Easements
- Governing body of the 10-LOT subdivision, per the RCR SP
 - Rock Creek Ranch Mutual Water Company manages and operates all water and drainage facilities.
 - Sierra del Oro Community Service Association maintenance of roads trails and driveways; CC&R's; Trash, Recycling, Composting
 - Sierra del Oro Land Trust conservation easements and management of open space; organic easements;
 - Rock Creek Ranch Rural Electric Company- easements for microgrid and solar panels; manages Transformer station; direct relationship with SCE; manages and maintains communication, internet and cellular
 - Formation of Sierra del Oro Community Service District
- Updated Cost Estimates
- Removal of Inter-tie with Lower Rock Creek Mutual Water Water Co.
Determination by Paradise Fire Protection Service

MINOR MODIFICATION DIRECTOR REVIEW APPLICATION:

- Allowed Disturbance Area conforms to guidelines 3:1, or 4:1
- Minor Modification to the subdivision plan (such as lot lines adjustments and divisions) shall not require an amendment to the Specific Plan, provided the Mono County Planning Director finds the modifications consistent with the general nature and intent of the this Plan.
- Use of topography that ensures placement of buildings on each lot for better emergency access
- Direct access to the 139,000 gallon water storage tank
- Direct emergency access to the Rock Creek Canyon
- Shall provide for future passive or natural heating/cooling opportunities. Design includes lot size and configuration to permit orientation in an east-west alignment for southern exposure.
- Shall provide for future passive or natural heating/cooling opportunities. Design includes lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.
- Solar access protection and passive heating and cooling for each lot.
A solar access easement shall be dedicated on each lot within the subdivision for the purpose of assuring that each parcel or unit in a subdivision shall have the right to receive sunlight. The purpose of these requirements are to assure solar access energy systems located on a future structure- CA Subdivision Map Act 66473.1 and 66475.3.

Mono County Community Development Department

Planning Division

PO Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

DIRECTOR REVIEW APPLICATION MINOR MODIFICATION

APPLICATION # _____ FEE \$ _____

DATE RECEIVED _____ RECEIVED BY _____

RECEIPT # _____ CHECK # _____ (NO CASH)

APPLICANT/AGENT Sierra del Oro Trading Company LLC/ Paula Richards

ADDRESS 1532 S. Bentley Ave CITY/STATE/ZIP Los Angeles, CA 90025

TELEPHONE (310) 869-8159 E-MAIL Paularichards@sierradeloro.biz

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 026-330-002-000 General Plan Land Use Designation Specific Plan- R14-65

PROPOSED USE: Applicant(s) should describe the proposed project in detail, using additional sheets if necessary. Note: An incomplete or inadequate project description may delay project processing.

"Minor modifications to the Specific Plan may be approved by the Community Development Director. Minor modifications may include changes in architectural colors or details, minor modifications to the street layout or public facility improvements, minor changes to utility placement or layout, minor changes to trail placement, as well as minor modifications to the subdivision plan (such as lot line adjustments and divisions) and other similar changes. Minor modifications to the subdivision plan, such as lot line adjustments and divisions, shall not require an amendment to this Specific Plan provided the Mono County Planning Director finds the modification is consistent with the general nature and intent of this Plan." Minor Modification of lot line adjustments and divisions- See Updated Table 2, Appendix 7

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), corporate officer(s) empowered to sign for the corporation, or owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FOREGOING IS TRUE AND CORRECT.


Signature _____

Signature _____ Date Aug 7, 2023

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PROJECT INFORMATION

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

I. TYPE OF PROJECT (check any permit(s) requested):

- Director Review Use Permit Lot Line Adjustment Land Division (4 or fewer)
- Subdivision Specific Plan Variance General Plan Amendment
- Other Vesting Tentative Tract Map per approved 2014 Rock Creek Ranch Specific Plan

APPLICANT Sierra del Oro Trading Company LLC/Paula Richards

PROJECT TITLE Rock Creek Ranch Project- Approved 2014 Specific Plan

APPENDIX 1

LOT SIZE (sq. ft./acre) 54.64 acres ASSESSOR'S PARCEL # 026-330-002-000

PROJECT LOCATION 9125 Lower Rock Creek Rd. Bishop CA 93514

Has your project been described in detail in the project application? Yes No
N/A- per the approved 2014 Specific Plan: Rock Creek Ranch project
Please Specify:

APPENDIX's 1- 14

Number of Units 0 Building Height/# of floors N/A
Number of Buildings 0 Density (units/acre) N/A

N/A- per the approved 2014 Specific Plan: Rock Creek Ranch project

Total lot coverage/impervious surface (sq. ft. & %) N/A
a. Buildings (first-floor lot coverage /sq. ft. & %) _____
b. Paved parking & access (sq. ft. & %) _____

N/A- per the approved 2014 Specific Plan: Rock Creek Ranch project

Landscaping/screening and fencing: N/A
a. Landscaping (sq. ft. & %) _____
b. Undisturbed (sq. ft. & %) _____

N/A- per the approved 2014 Specific Plan: Rock Creek Ranch project

Total parking spaces provided: N/A
a. Uncovered _____
b. Covered _____
c. Guest/Handicapped _____

II. SITE PLAN Per the approved 2014 Specific Plan: Rock Creek Ranch Project
Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes No

APPENDIX 2

III. ENVIRONMENTAL SETTING N/A- per the approved 2014 Specific Plan: Rock Creek Ranch project
Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

APPENDIX 1, 2 and 13

More on back...

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

APPENDIX 1

2. EXISTING DEVELOPMENT:

Vacant If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes No

3. ACCESS/CIRCULATION: N/A- per the approved 2014 Specific Plan: Rock Creek Ranch project
Name of Street Frontage(s) Lower Rock Creek Road

Paved Dirt No existing access

Are there any private roads, drives or road easements on/through the property?

Yes No

Has an encroachment permit been submitted to Public Works or Caltrans? Yes No

Does the property have any existing driveways or access points? Yes No

Are any new access points proposed? Yes No

Does the Plot Plan show the driveways or access points? Yes No

Describe the number and type of vehicles associated with the project N/A

APPENDIX 8

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

LAND USE

LAND USE

North Resource Management (RM)

South Open Space (OS) & Mixed Designation (MD)

East Resource Management (RM)

West Specific Plan (SP)- Rock Creek Canyon/
Paradise Estates

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes No If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? _____

APPENDIX 1

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes No Describe the site's topography (i.e., landforms, slopes, etc.) _____

APPENDIX 1 and 13

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) _____

APPENDIX 1 and 13

B. Are there any drainage easements on the parcel? Yes No

Will be done in separate application- pending further review, surveys and geotech tests, need determination from lead agency

C. Will the project require altering any streams or drainage channels? Yes No If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

Will be done in separate application- pending further review, surveys and geotech tests. Not mentioned in the RCR SP and unable to determine CEQA w/lead agency

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) _____

APPENDIX 1 and 13

B. How many trees will need to be removed? 0

- C. Are there any unique, rare or endangered plant species on site? Yes No
- D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes No
- E. Is landscaping/planting of new vegetation proposed? Yes No

Will be done in separate application-pending. See Appendix 13 for more information

8. WILDLIFE:

- A. Will the project impact existing fish and wildlife? Yes No
Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife _____

APPENDIX 1 and 13

- B. Are there any unique, rare or endangered animal species on site? Yes No

9. CULTURAL RESOURCES:

- A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes No Specify _____

10. SITE GRADING:

- A. Will more than 10,000 square feet of site area be cleared and/or graded? Yes No If YES, how much? **The disturbance area is 225, 700 sf or 5.18 acres**
- B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes No
- C. Will the project require more than 200 cubic yards of cut or fill? Yes No If YES, how much? ____ If YES to A, B or C, contact the Department of Public Works for a grading permit. **19,100 CY Cut, 12,122 CY Fill (min); Net cut 6,990 CY (for just Phase 1)**
- D. Will site grading of 10% or more occur on slopes? Yes No
- E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters **SWPP will be prepared with BMP, per RCR SP**
A SWPPP will be included with the project to dictate which actions are going to be used during construction to reduce dust, prevent erosion and the discharge of earthen material into surface waters.

APPENDIX 2

APPENDIX 1

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes No If YES, how many? _____
- B. What fuel sources will the proposed project use? Wood Electric Propane/Gas
- C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes No

APPENDIX 1

12. VISUAL/AESTHETICS:

- A. How does the proposed project blend with the existing surrounding land uses? _____
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? _____
- C. If outdoor lighting is proposed, describe the number, type and location _____

APPENDIX 1 and 13

APPENDIX 1 and 13

APPENDIX 1

13. NATURAL HAZARDS:

- A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes No (Circle applicable hazard[s]).
- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes No
- C. Does the project require the disposal or release of hazardous substances? Yes No
- D. Will the project generate significant amounts of solid waste or litter? Yes No

APPENDIX 1

E. Will there be a substantial change in existing noise or vibration levels? Yes No
If YES to any of the above, please describe _____

More on back. APPENDIX 1

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans*.
 - Stream Alteration Permit from *Department of Fish and Game*
 - 404 Wetland Permit from *Army Corps of Engineers*
 - Grading Permit from *Public Works*
 - Building Permit from *County Building Division*
 - Well/Septic from *County Health Department*
 - Timber Land Conversion from *California Department of Forestry*
 - Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
 - Other Director Review, Use Permit, Water Right Permit for water diversion and use, Storm Water NPDES Permit for Construction Activities, Air Quality Permit, Fill & Discharge Permit, Total Coliform &
- IV. **SERVICES** Groundwater Rule Monitoring Plan, Variance SCE, Sewage Disposal System Permit

Will be done in separate applications, - pending after the acceptance as complete of the Vesting TTM and Minor Modification application

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity Solar power and mobile diesel generator until implementation of RCRREC

APPENDIX 1 and 5

Underground Overhead (Show location of existing utility lines on Plot Plan)

APPENDIX 8

Road/Access LADWP/BLM existing dirt road, Temporary Permission

APPENDIX 5

Water Supply Rock Creek Ranch Mutual Water Company

APPENDIX 1

Sewage Disposal Individual septic per lot

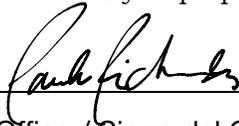
APPENDIX 6 and 14

Fire Protection Paradise Fire Protection District

School District Mammoth Unified School District

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____

CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature  Date Aug 7, 2023
For Chief Officer/ Sierra del Oro Trading Company LLC

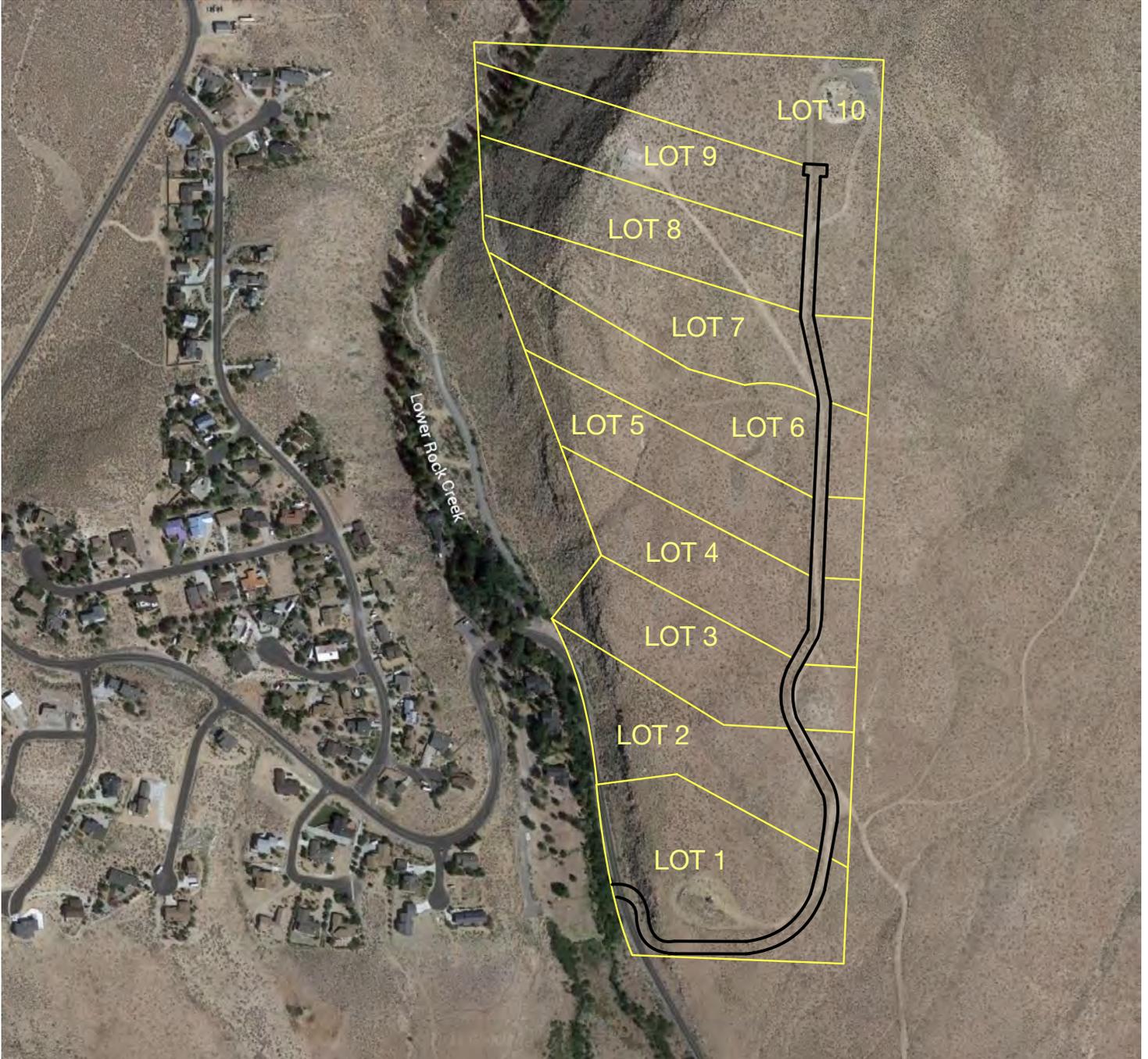
NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.

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Minor Modification Director Review Application

Appendix 7

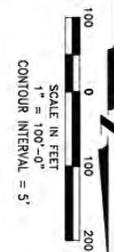
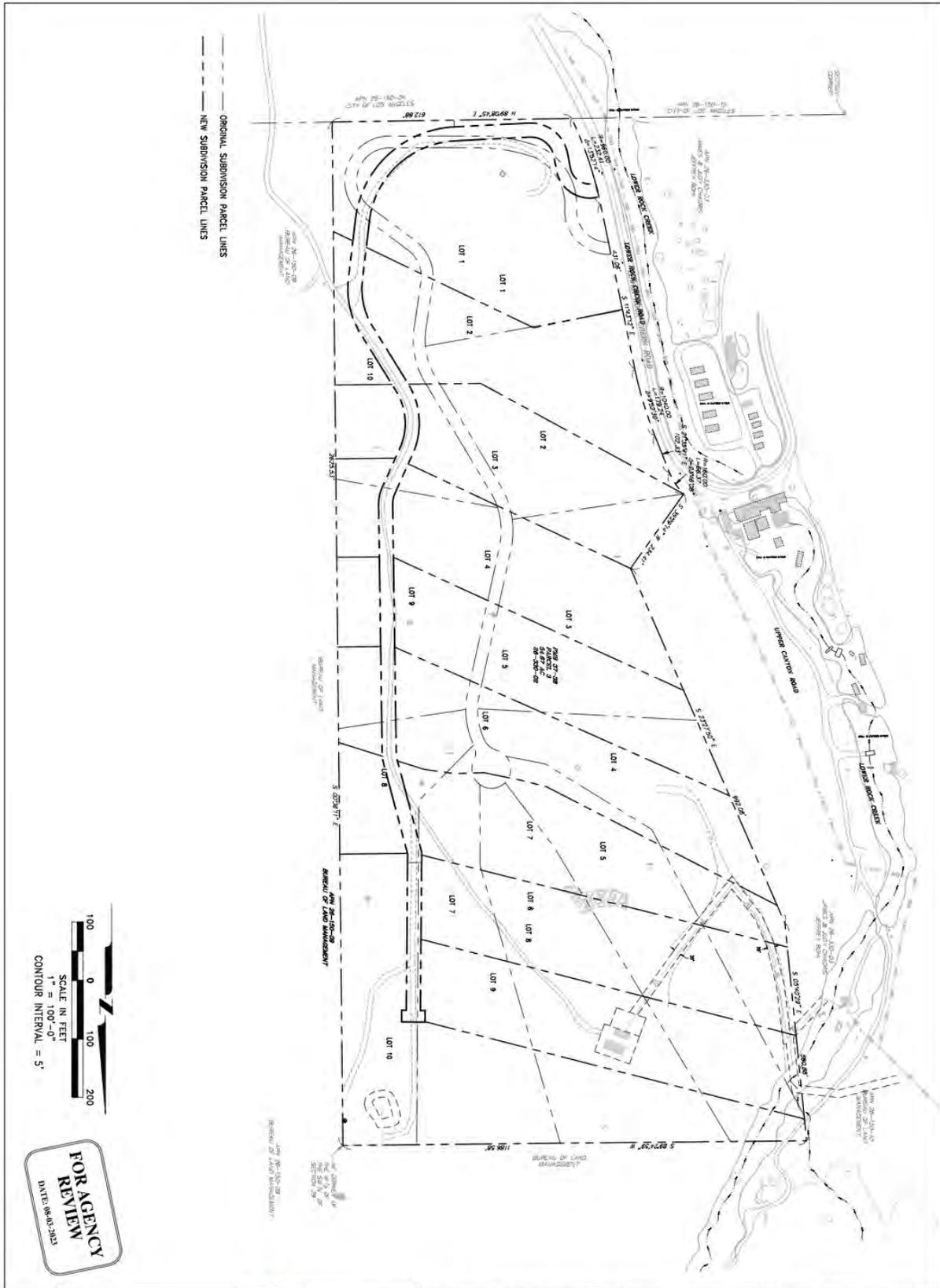
MINOR MODIFICATION

LOT LINES AND DIVISION- DIRECTOR REVIEW



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Appendix 7 MINOR MODIFICATION PROPOSED LOT LINES AND DIVISION



FOR AGENCY REVIEW
 DATE: 06-03-2023

1 OF 1

SIERRA ENGINEERING
 140 WHITNEY ALLEY
 SHOSHO, CA 92333
 MAIN: (442) 228-5049
 FAX: (775) 828-7221

TITLE
 ROCK CREEK RANCH
 ORIGINAL VS NEW
 PARCEL BOUNDARIES

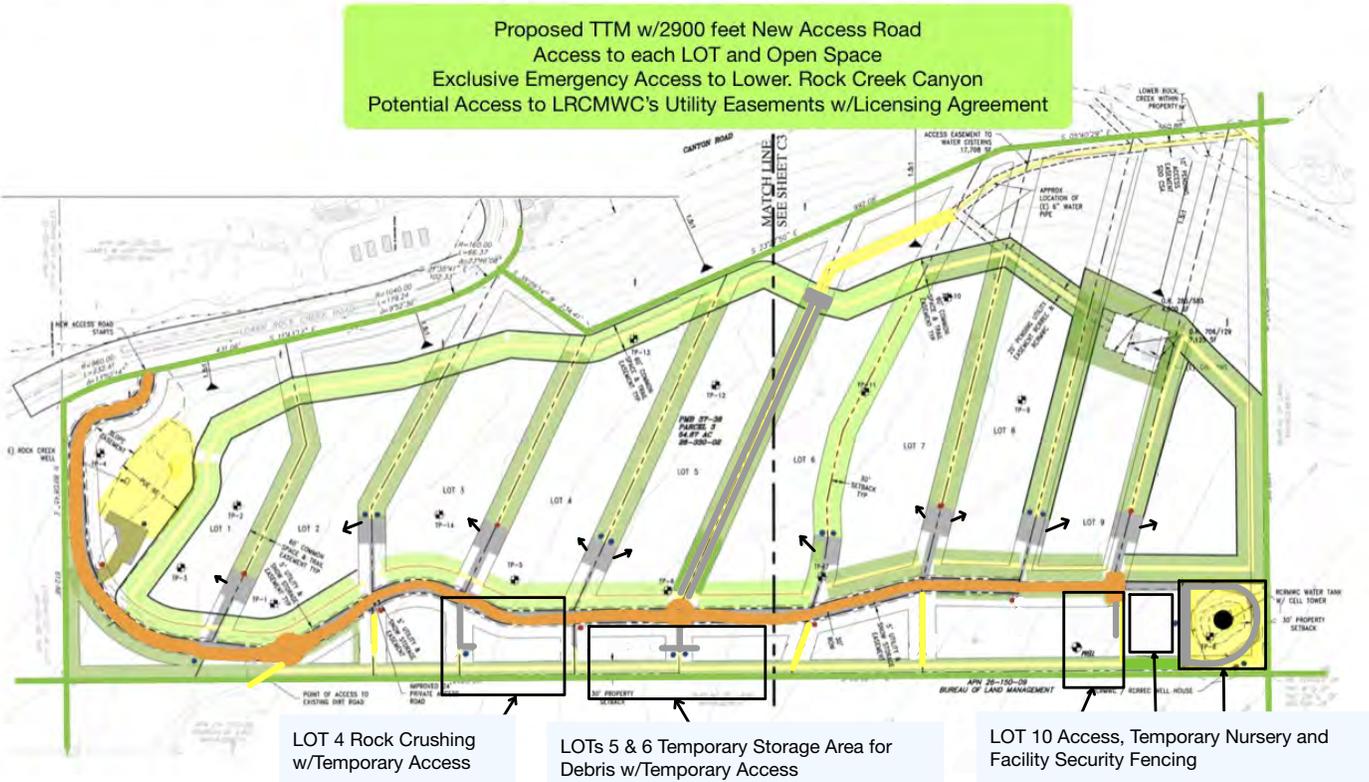
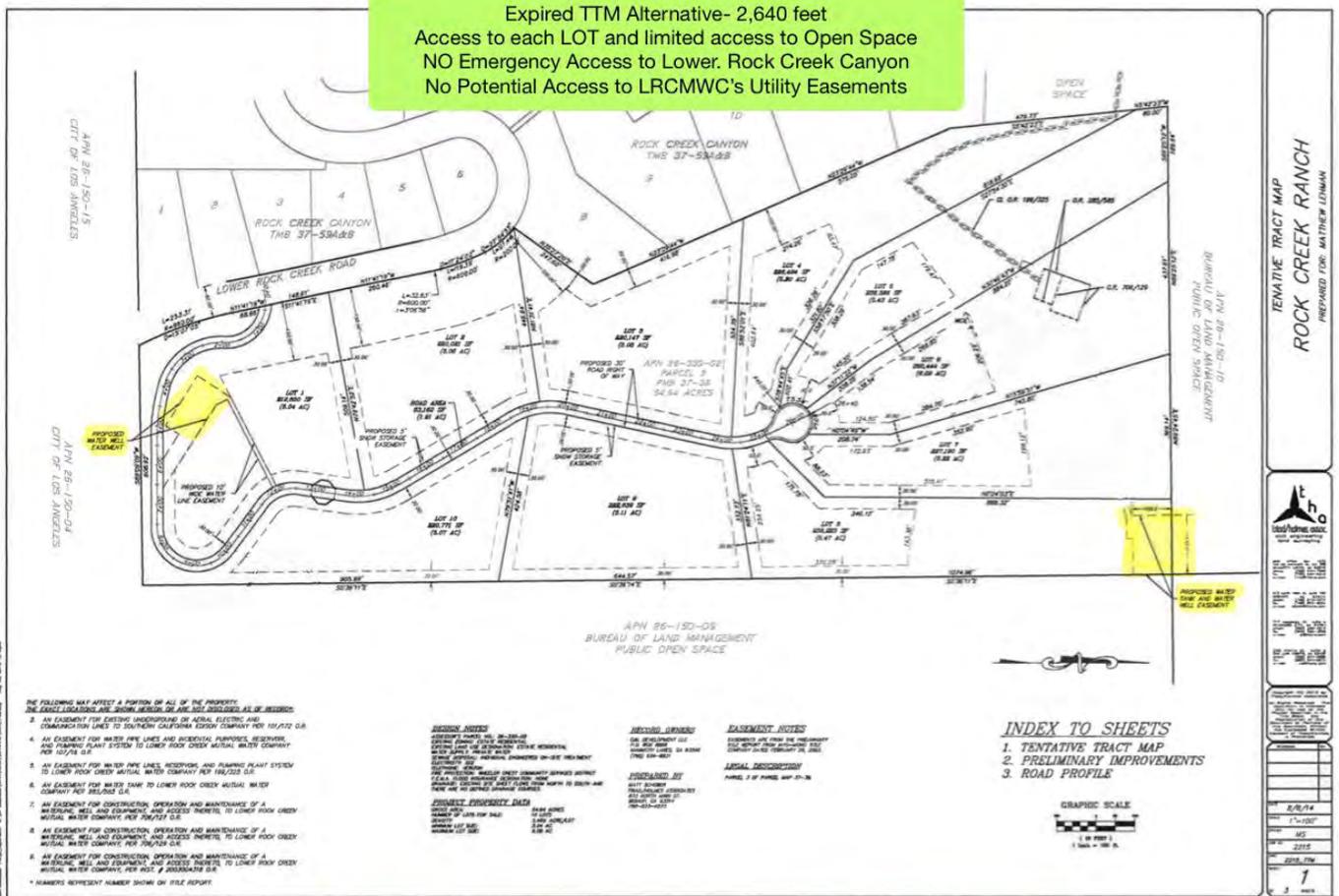
PROJECT
 SIERRA DEL ORO
 LOS ANGELES, CA
 APN 26-330-02

LOS ANGELES, CA

No.	Date	REVISIONS	BY	APPD
1				
2				
3				
4				
5				

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Appendix 7 MINOR MODIFICATION COMPARISON OF EXPIRED & PROPOSED TTM



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UPDATED TABLE 2 MINOR MODIFICATION OF THE 10-LOT SUBDIVISION

LOT NO.	TOTAL LOT SIZE		BUILDING ENVELOPE		PROPOSED NET DISTURBED AREA		
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(%)
1	268,105	6.15	154,646	3.55	48,660	1.12	25%
2	216,275	4.96	102,843	2.36	54,069	1.24	25%
3	201,538	4.63	91,695	2.11	50,385	1.16	25%
4	200,514	4.60	100,558	2.31	50,129	1.15	25%
5	211,613	4.86	88,948	2.04	52,903	1.21	25%
6	228,836	5.25	146,557	3.36	57,209	1.31	25%
7	225,862	5.19	130,378	2.99	56,466	1.30	25%
8	207,512	4.76	97,037	2.23	51,878	1.19	25%
9	202,862	4.66	83,725	1.92	50,716	1.16	25%
10	320,793	7.36	168,605	3.87	70,780	1.62	25%
ROW	104,559	2.4					
TOTAL	2,388,469	54.82	1,164,992	26.74	543,195	12.46	

TABLE 2 UPDATED: Estimated values of total area, building envelopes and allowed disturbance area to total lot size for each of the ten single family lots proposed within the Rock Creek Ranch subdivision. As shown, the ten Rock Creek Ranch residential lots will range in area from **200,514 sf (LOT 4) to 320,793 sf (LOT 10)**; the average lot size is **238,847 sf**.

The allowed disturbance areas vary based largely on the configuration of the lot relative to topographic limitations, the road alignment, LRCMWC's water cisterns/exclusive easements, and the placement of the project's utility easements. Although the size of the building envelopes varies substantially between the ten lots (**ranging from 83,725 sf on LOT 9 to 168,605 on LOT 10**); all lots share similar allowed disturbance areas (**ranging from 50,716 sf on LOT 9 to 70,780 on LOT 10**), based on a uniform maximum allowed disturbance area of 25% of total area. Prior to the 2009 approval of the Rock Creek Ranch Specific Plan, the property was designated Estate Residential (ER) use, which allows for lot coverage of 40% of total area.

LOT NO.	UTILITY EASEMENT		SLOPE EASEMENT		UNBUILDABLE AREA		
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(%)
1	73,466	1.69	26,250	0.60	54,930	1.26	75%
10	37,673	0.86			138,226	3.17	75%